

# Yamhill County Parcel Information



## Parcel Information

Parcel #:	R542502201
Account:	529813
Related:	
Site Address:	, OR 97101
Owner:	Gayle & Hartwig Hennicke
Owner2:	
Owner Address:	20255 SE Cherry Blossom Ln Amity, OR 97101
Phone:	
Twn/Range/Section:	T: 05S R: 04W S: 25 Q:
Parcel Size:	4.90 Acres (213,444 SF)
Plat/Subdivision:	Eola Walnut Groves 2nd Addition
Lot:	190
Block:	
Map Page/Grid:	
Census Tract/Block:	031000/1026
Waterfront:	

## Assessment Information

Market Value Land:	\$154,812
Market Value Impr:	\$10,889
Market Value Total:	\$165,701
Assessed Value:	\$11,530

## Tax Information

Levy Code Area:	04.1
Levy Rate:	12.5804
Tax Year:	2017
Annual Tax:	\$145.05
Exemption Description:	

## Legal

Township 5S Range 4W Section 25 TaxLot 02201 Lot 190  
SubdivisionName EOLA WALNUT GROVES 2ND ADDITION

## Land

Cnty Land Use:	551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use:	0 -
Land Use Std:	AFAR - FARMS AND CROPS	Zoning:	EF-40 - Exclusive Farm Use
Neighborhood:	RLA4	Recreation:	-
Watershed:	Yamhill River	School District:	4J

## Improvement

Year Built:	0	Attic Fin/Unfin:	0 / 0 SF	Foundation:	
Bedrooms:	0	Bathrooms:	0.00	Roof Covering:	
Bldg Fin:	0 SF	Bsmt Fin/Unfin:	0 / 0 SF	Garage:	0 SF
1st Floor:	0 SF	2nd Floor:	0 SF	Ext Walls:	
A/C:	No	FirePlace:	0	Heat Type:	

## Transfer Information

Rec. Date:	04/01/05	Sale Price:	\$589,000	Doc Num:	2016-CONV-40202	Doc Type:	
Orig Loan Amt:							
Loan Type:		Finance Type:		Lender:			

# Property Account Summary

7/5/2018



Click image above for more information

Account Number	529813	Property Address	
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## General Information

Alternate Property #	R5425 02201
Property Description	Township 5S Range 4W Section 25 TaxLot 02201 Lot 190 SubdivisionName EOLA WALNUT GROVES 2ND ADDITION
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	4.1
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

## Tax Rate

Description	Rate
Total Rate	12.5804

## Property Characteristics

Neighborhood	RLA4
Land Class Category	551 Farm EFU Receiving FUV/imp
Acres	4.9000
Change Property Ratio	Farm

## Related Properties

No Related Properties Found
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## Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$11,530	\$11,196	\$10,873	\$10,561	\$10,256
Exempt Value EAR					
Taxable Value TVR	\$11,530	\$11,196	\$10,873	\$10,561	\$10,256
Real Market Land MKLTL	\$154,812	\$147,440	\$134,036	\$130,132	\$131,446
Real Market Buildings MKITL	\$10,889	\$10,403	\$10,403	\$10,403	\$10,403
Real Market Total MKTTL	\$165,701	\$157,843	\$144,439	\$140,535	\$141,849
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$11,216	\$10,226	\$9,344	\$8,134	\$7,825
M5 Market Buildings MKIMP	\$10,889	\$10,403	\$10,403	\$10,403	\$10,403
M50 MAV MAVMK	\$7,973	\$7,741	\$7,516	\$7,298	\$7,086

Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$3,557	\$3,455	\$3,357	\$3,263	\$3,170

## Active Exemptions

No Exemptions Found

## Events

Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

## Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/09/2017 00:00:00	<a href="#">968565</a>	\$145.05	\$145.05	\$140.70	\$0.00
11/04/2016 00:00:00	<a href="#">936800</a>	\$140.95	\$140.95	\$136.73	
11/02/2015 00:00:00	<a href="#">191772</a>	\$132.15	\$132.15	\$128.19	
10/28/2014 00:00:00	<a href="#">270491</a>	\$130.50	\$130.50	\$126.59	
11/12/2013 00:00:00	<a href="#">62630</a>	\$124.99	\$124.99	\$121.25	

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
04/01/2005	04/01/2005	2016-CONV-40202	\$589,000.00	219591		S	No
04/01/2005	04/01/2005	2005-06605	\$589,000.00	124592		S	No

## Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

## Yamhill County Parcel Information



### Parcel Information

Parcel #:	R542502301
Account:	524035
Related:	
Site Address:	20255 SE Cherry Blossom Ln Amity, OR 97101
Owner:	Gayle & Hartwig Hennicke
Owner2:	
Owner Address:	20255 SE Cherry Blossom Ln Amity, OR 97101
Phone:	
TwN/Range/Section:	T: 05S R: 04W S: 25 Q:
Parcel Size:	5.00 Acres (217,800 SF)
Plat/Subdivision:	Eola Walnut Groves 2nd Addition
Lot:	197
Block:	
Map Page/Grid:	
Census Tract/Block:	031000/1026
Waterfront:	

### Assessment Information

Market Value Land:	\$228,295
Market Value Impr:	\$391,830
Market Value Total:	\$620,125
Assessed Value:	\$396,650

### Tax Information

Levy Code Area:	04.1
Levy Rate:	12.5804
Tax Year:	2017
Annual Tax:	\$4,990.02
Exemption Description:	

### Legal

Township 5S Range 4W Section 25 TaxLot 02301 Lot 197  
SubdivisionName EOLA WALNUT GROVES 2ND ADDITION

### Land

Cnty Land Use:	471 - Tract - Disqualified permanent FU - Improved (typical of class)	Cnty Bldg Use:	14 - 2 Story with Basement
Land Use Std:	RMSC - RESIDENTIAL MISCELLANEOUS	Zoning:	EF-20 - Exclusive Farm Use
Neighborhood:	RLA4	Recreation:	-
Watershed:	Yamhill River	School District:	4J

### Improvement

Year Built:	2003	Attic Fin/Unfin:	0 / 0 SF	Foundation:	
Bedrooms:	4	Bathrooms:	3.50	Roof Covering:	
Bldg Fin:	3,622 SF	Bsmt Fin/Unfin:	1,412 / 0 SF	Garage:	482 SF
1st Floor:	1,412 SF	2nd Floor:	798 SF	Ext Walls:	
A/C:	No	FirePlace:	1	Heat Type:	

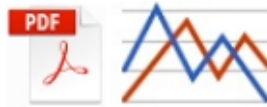
### Transfer Information

Rec. Date:	01/26/07	Sale Price:		Doc Num:	0000002101	Doc Type:	Grant Deed
Orig Loan Amt:							
Loan Type:		Finance Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

# Property Account Summary

7/5/2018



Click image above for more information

Account Number	524035	Property Address	20255 SE CHERRY BLOSSOM LN , , OR
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## General Information

Alternate Property #	R5425 02301
Property Description	Township 5S Range 4W Section 25 TaxLot 02301 Lot 197 SubdivisionName EOLA WALNUT GROVES 2ND ADDITION
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	4.1
Remarks	

## Tax Rate

Description	Rate
Total Rate	12.5804

## Property Characteristics

Neighborhood	RLA4
Land Class Category	471 Tract Perm Disqualified Improved
Building Class Category	SFR: Single Family Residence
Acres	5.0000
Change Property Ratio	Tract Land

## Related Properties

No Related Properties Found
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## Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$396,650	\$385,097	\$373,882	\$362,994	\$352,423
Exempt Value EAR					
Taxable Value TVR	\$396,650	\$385,097	\$373,882	\$362,994	\$352,423
Real Market Land MKLTL	\$228,295	\$218,376	\$200,705	\$195,558	\$197,291
Real Market Buildings MKITL	\$391,830	\$374,179	\$352,999	\$342,717	\$311,561
Real Market Total MKTTL	\$620,125	\$592,555	\$553,704	\$538,275	\$508,852
M5 Market Land MKLND	\$228,295	\$218,376	\$200,705	\$195,558	\$197,291
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$391,830	\$374,179	\$352,999	\$342,717	\$311,561

M50 MAV MAVMK	\$396,650	\$385,097	\$373,882	\$362,994	\$352,423
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUSe Portion) SAVL					

## Active Exemptions

No Exemptions Found

## Events

Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

## Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/09/2017 00:00:00	<a href="#">969534</a>	\$4,990.02	\$4,990.02	\$4,840.32	\$0.00
11/04/2016 00:00:00	<a href="#">503834</a>	\$4,847.95	\$4,847.95	\$4,702.52	
11/02/2015 00:00:00	<a href="#">808591</a>	\$4,543.52	\$4,543.52	\$4,407.22	
10/28/2014 00:00:00	<a href="#">936409</a>	\$4,486.17	\$4,486.17	\$4,351.59	
11/12/2013 00:00:00	<a href="#">520963</a>	\$4,295.61	\$4,295.61	\$4,166.75	

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
04/01/2005	04/01/2005	2005-06605	\$589,000.00	124591		S	No
03/31/2003	03/31/2003	2016-CONV-40204	\$40,000.00	219593		S	No
03/31/2003	03/31/2003	2003-07231	\$40,000.00	113572		S	No

## Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3622	0 X 0	2003	55	2	4	3	1

# STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Terra Firma Partners, LLC

Grantee: Gayle F. Hennicke and Hartwig Hennicke

Until a change is requested, all tax statements shall be sent to the following address:

Gayle F. Hennicke  
Hartwig Hennicke  
C/O Tanya Hennicke  
11255 SW Davies Rd  
Beaverton OR 97007

After Recording return to:

Gayle F. Hennicke  
Hartwig Hennicke  
C/O Tanya Hennicke  
11255 SW Davies Rd  
Beaverton OR 97007

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200506605



\$36.00

00195461200500066050030039

04/01/2005 03:25:33 PM

Escrow No. 838795 ABC  
Title No. 838795

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$15.00 \$10.00 \$11.00

TERRA FIRMA PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, as to Parcel 1 and BARBARA J. CRONISE, as to Parcel 2, Grantor, conveys and warrants to GAYLE F. HENNICKE AND HARTWIG HENNICKE, AS TENANTS BY THE ENTIRETY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

## See Attached Legal Description

The said property is free from encumbrances except: Rights of the public in and to that portion lying within streets, roads and highways; As disclosed by the tax rolls, a portion of the premises herein described have been zoned or classified for farm use.

Reserving unto grantor, their heirs and/or assigns, a six foot wide utilities easement, the centerline of which is described as follows:

Beginning on the North line of Tract 190 of EOLA WALNUT GROVES SECOND ADDITION at a point that is North 8859'00" West, 227.36 feet from the Northeast corner of said Tract 190; thence South 0052'21" East, 6.67 feet to an existing transformer; thence South 0052'21" East, 276.52 feet to an existing utilities vault; thence North 8729'09" West, 441.96 feet to the West line of said Tract 190 as shown by Exhibit "A".

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$589,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 31<sup>st</sup> day of March, 2005.

Terra Firma Partners, LLC, an Oregon Limited Liability Company

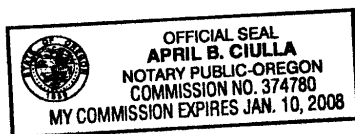
Barbara J. Cronise  
Barbara J. Cronise, Member

Barbara J. Cronise  
Barbara J. Cronise

State: OR  
County: Yamhill

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2005 by:

Barbara J. Cronise, Individually and as Member of Terra Firma Partners, LLC



April B. Ciulla  
Notary Public  
My Commission Expires: 1-10-08

# **TICOR TITLE INSURANCE COMPANY**

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## **YAMHILL TITLE PLANT**

829 N. Hwy 99 West  
P.O. Box 267 • McMinnville OR 971280267  
(503) 472-6101 • FAX: (503) 434-5311

**REFERENCE ORDER NUMBER: 838795**

### **PARCEL 1:**

Tract 197, SECOND ADDITION TO EOLA WALNUT GROVES, County of Yamhill, State of Oregon.

### **PARCEL 2:**

A tract of land in Section 25, Township 5 South, Range 4 West, Yamhill County, Oregon, being part of Tract 190 of SECOND ADDITION TO EOLA WALNUT GROVES ADDITION, and being more particularly described as follows:

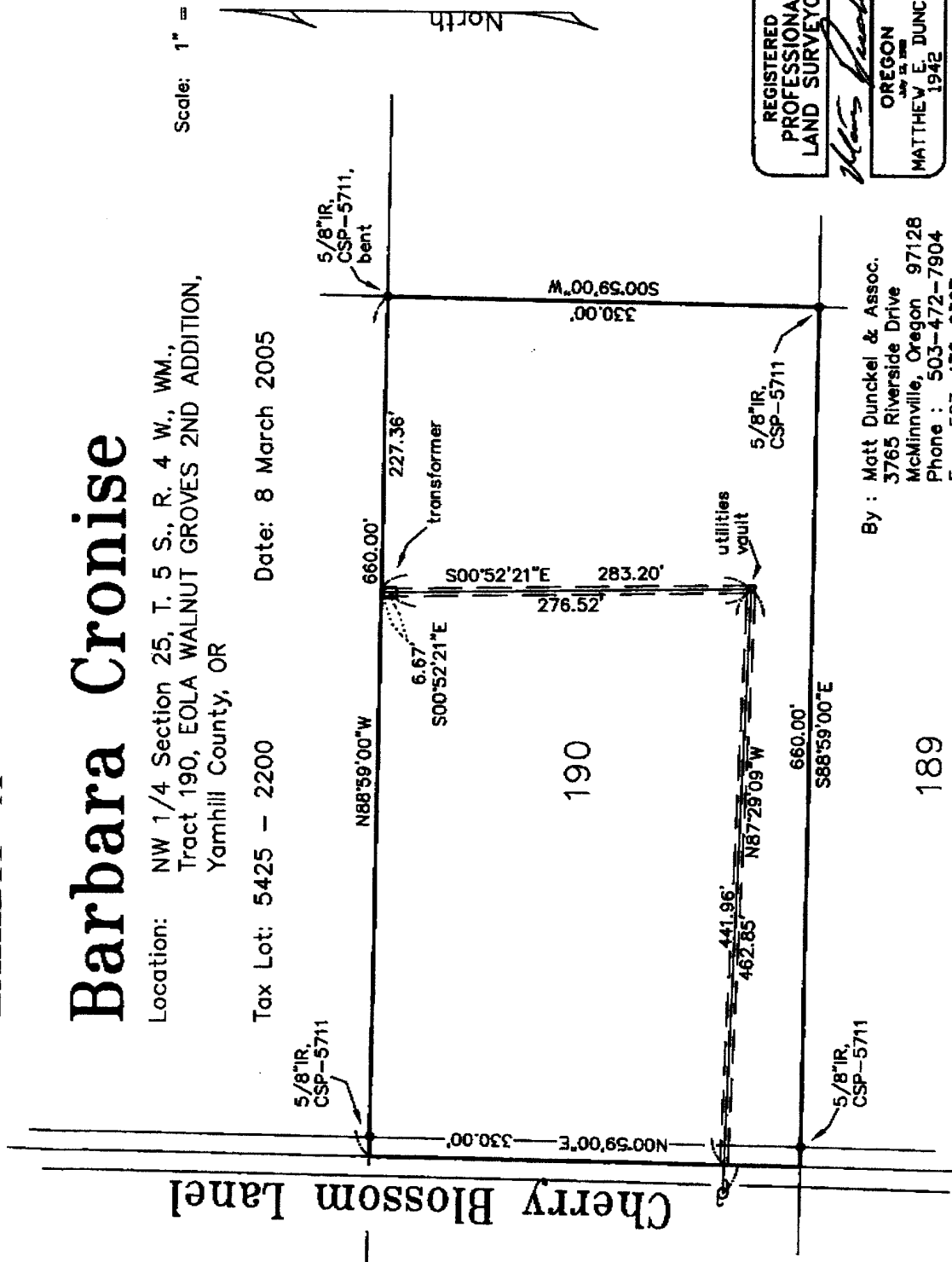
Beginning at the southeast corner of said Tract 190; thence North 88°59'00" West 659.85 feet to the southwest corner of said Tract 190; thence North 01°03'52" East 318.52 feet along the west line of Tract 190 to a point that is North 88°59'00" West 15.00 feet from an iron rod; thence South 88°59'00" East 15.00 feet to said iron rod; thence North 81°30'23" East 45.86 feet to an iron rod; thence South 88°21'48" East 354.34 feet to an iron rod; thence South 02°14'46" East 2.55 feet to an iron rod; thence South 89°15'59" East 244.42 feet to an iron rod; thence continuing South 89°15'59" East 0.73 feet to the east line of Tract 190; thence South 01°03'52" West 320.93 feet to the point of beginning.



# Barbara Cronise

Scale: 1" = 100'

Tax Lot: 5425 - 2200      Date: 8 March 2005



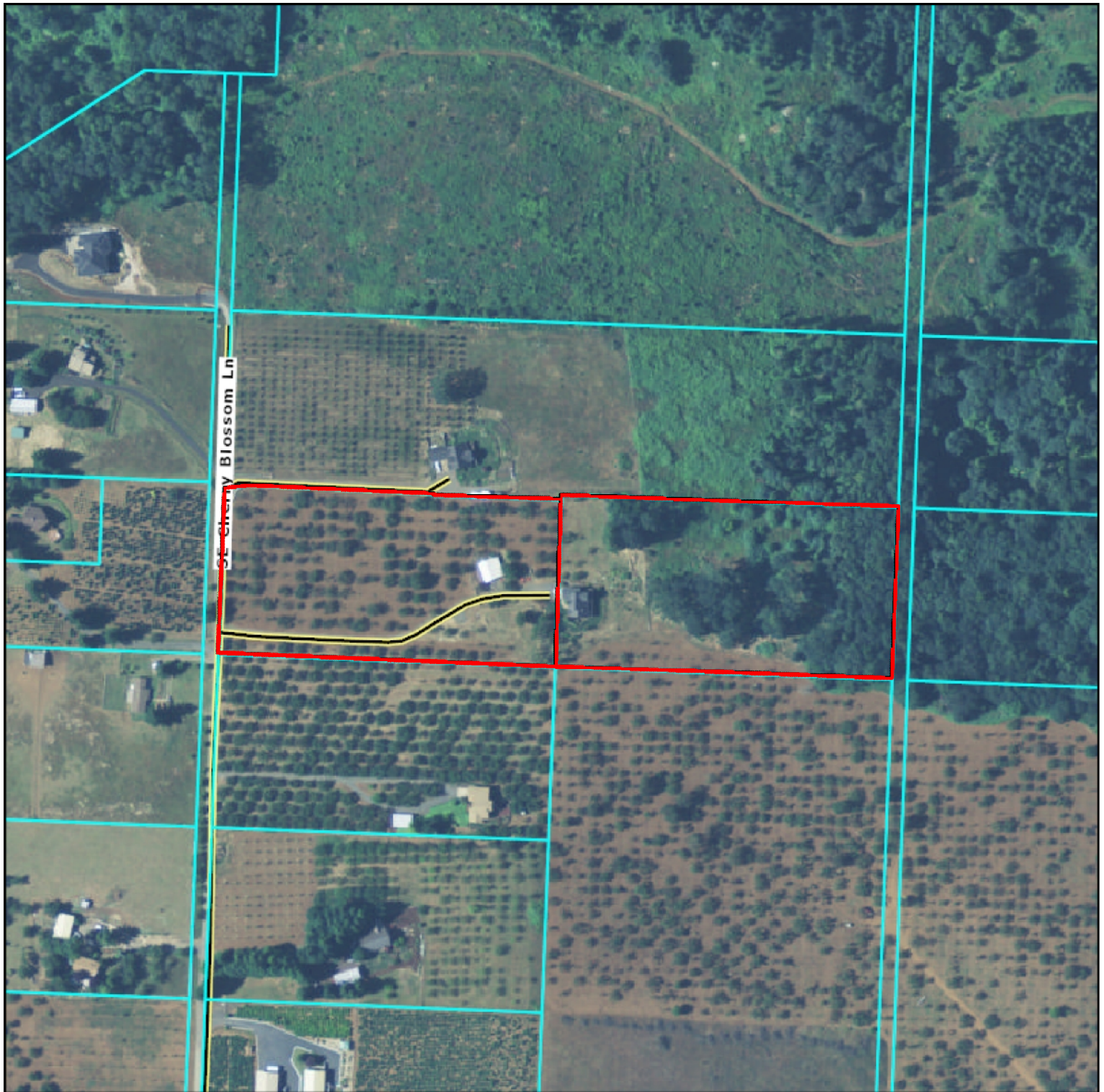
By : Matt Duncel & Assoc.  
3765 Riverside Drive  
McMinnville, Oregon 97128  
Phone : 503-472-7904  
Fax: 503-472-0367  
Email: duncel@viclink.com

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JULY 12, 1942  
MATTHEW E. DUNCKEL  
1942

Renewable 31 December 2005  
5383





**TICOR TITLE™**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage